



136 North Monroe Street, Waterloo, Wisconsin 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

**NOTICE OF A CITY OF WATERLOO
PLAN COMMISSION MEETING**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held:

MEETING: PLAN COMMISSION
DATE: MARCH 27, 2018 **TIME: 7:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

to consider the following:

PUBLIC HEARING #1

1. CALL TO ORDER PUBLIC HEARING -- CONDITIONAL USE PERMIT – Lacey S. Blanchard, Pending Owner Of Property At 141 West Madison Street Requests A Conditional Use Permit To Allow For First Floor Residential Dwelling Contingent Upon The Applicant Taking Ownership Of The Property.
2. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. MEETING MINUTES APPROVAL: February 27, 2018
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT
5. UNFINISHED BUSINESS
 - a. Conditional Use Permit, Daniel & Kathy Hedges, Owners Of The Property Located At 615 Jefferson Street, Is Requesting A Conditional Use Permit To Allow For Construction Of An Additional 30' X 40' Accessory Building
6. NEW BUSINESS
 - a. Conditional Use Permit, Lacey S. Blanchard, Pending Owner Of Property At 141 West Madison Street Requests A Conditional Use Permit To Allow For First Floor Residential Dwelling Contingent Upon The Applicant Taking Ownership Of The Property.
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map
8. ADJOURNMENT

Mo Hansen

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: March 21, 2018

Members: Leisses, Thompson, Crosby, Butzine, Reynolds, Lannoy and Springer

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

WATERLOO PLAN COMMISSION – MINUTES
February 27, 2018

PUBLIC HEARING #1

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – DANIEL & KATHY HEDGES, PROPERTY LOCATED AT 615 JEFFERSON STREET
The Applicant, Daniel & Kathy Hedges, Owners Of The Property Located At 615 Jefferson Street, Is Requesting A Conditional Use Permit To Allow For Construction Of An Additional 30' X 40' (1200 sq. ft.) Accessory Building. Alderperson Springer called the public hearing to order at 7:00 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Lannoy and Reynolds. Absent: Thompson and Butzine. Others attending: Diane Graff, the Courier; Eric Salm; David Nicholson; a representative from JP Cullen (not identified); Larry Waldo; Daniel & Kathy Hedges; Dave Lenius and Paula Ratcliff-Lenius.
2. PUBLIC COMMENT. ## The proposed structure location was identified as being southwest of the existing house. ## Dave Lenius said additional impervious surface should not be considered until issues relating to storm water flowing to the garage at 464 Jefferson are addressed. He read from a letter from Mike Ratcliff. ## Daniel Hedges said landscaping low shrubs similar to around the house would be planted. He said the plan called for gutters; the land slopes to the west; the driveway would remain gravel and only the building footprint would be concrete. Leisses said he would look at the site. Springer suggested tabling the matter until such time.
3. ADJOURN PUBLIC HEARING. Springer adjourned the hearing at 7:07 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Alderperson Springer called the regular meeting to order at 7:08 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Lannoy and Reynolds. Absent: Thompson and Butzine. Others attending: Diane Graff, the Courier; Eric Salm; David Nicholson; a representative from JP Cullen (not identified); Larry Waldo and Daniel & Kathy Hedges.
2. MEETING MINUTES APPROVAL: January 23, 2018 and Public Hearing. MOTION: Moved by Reynolds, seconded by Leisses to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT. Hansen said little to no action had taken place in the last month on compliance matters; three additional were reported. He said a printed report would be provided going forward. No action.
5. NEW BUSINESS
 - a. Conditional Use Permit, Daniel & Kathy Hedges, Owners Of The Property Located At 615 Jefferson Street, Is Requesting A Conditional Use Permit To Allow For Construction Of An Additional 30' X 40' Accessory Building. DISCUSSION: Crosby spoke in favor of tabling until Leisses could report on storm water flows from the proposed building. MOTION: Moved by Crosby, seconded by Lannoy to table consideration until the next meeting when Leisses can report back. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Lannoy and Reynolds. Noes: none with Thompson and Butzine absent. Motion carried.
 - b. Architectural Plan Review - HIEP, LLC, Owner Of The Property Located At 700 Commercial Avenue. DISCUSSION: In reply to a Lannoy question, Eric Salm said two options exist for disposal of egg shells: (1) landfill or (2) composting them working with McKay Nursery. He said discussions with Kurt Popp had occurred, and the shells are a great source of calcium. Leisses said he had reviewed the submittal checking for parking and water-sewer requirements. He asked if a second hydrant would be considered. Salm replied that it had not. Hansen forwarded comments from Fire Chief and Plan Commissioner Vern Butzine that a gravel access land for fire apparatus was needed around the building. The means to install this was discussed. Lannoy noted that future eastward build out might mean the drive would have to be reinstalled after future expansions. Leisses asked that a copy of the DNR's stormwater approvals be routed to the City. MOTION: Moved by Crosby, second by Reynolds to accept the Architectural Design submittal. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Lannoy and Reynolds. Noes: none with Thompson and Butzine absent. Motion carried.

6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map

7. ADJOURNMENT. MOTION: Moved by Leisses, seconded by Crosby to adjourn. Approximate time: 7:26 pm.



Mo Hansen
Clerk/Treasurer



136 North Monroe Street, Waterloo, Wisconsin 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER §385-10(B)(7) OF THE ZONING CODE OF THE CITY OF WATERLOO,
JEFFERSON COUNTY, WISCONSIN**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-10(B)(7) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application for a conditional use permit received from Daniel & Kathleen Hedges, owners of the property located at 615 Jefferson Street, Waterloo.

The applicant is requesting a conditional use permit to allow the construction of an additional 30' x 40' (1200 sq. ft.) accessory building. A conditional use permit is required for an additional garage or accessory building in a residential district.

The property is described as follows:

Tax Parcel: #290-0813-0823-035

Legal Description: LOT 1, CSM 4230-21-046, DOC 1080489, City of Waterloo, Jefferson County, Wisconsin

Also known as 615 Jefferson Street.

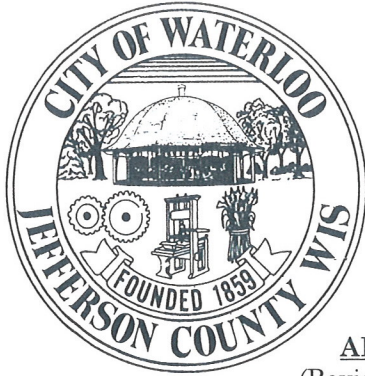
Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning this conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Tuesday, February 27, 2018 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

Subsequent to the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, March 1, 2018.

Mo Hansen

Mo Hansen
City Clerk/Treasurer

Pub: The Courier: February 15, 2018



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021
cityhall@waterloowis.com

APPLICATION FOR CONDITIONAL USE PERMIT
(Review and Action by City Plan Commission/Common Council)

Number: # 33862 Date Filed: 2/8/2018 Fee Paid: \$285.00

Location of Property: 615 Jefferson St.

Applicant: Dan and Kathy Hedges

Address: 615 Jefferson St Telephone: 920-478-8277

Owner of Property: Dan and Kathy Hedges

Address: 615 Jefferson St Telephone: 920-478-8277

Contractor: LONDON LUMBER & CONST.

Address: 34 DEPOT RD CAMBRIDGE WI Telephone: 1-608-764-5222

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: see survey map

Land Parcel Size: 96,136 sq. ft Present Use: residential Zoning District: R 2

Type of Existing Structure (if any): house and garage

Proposed Use of the Structure or Site: storage Number of Employees: _____

Terms of Municipal Code

Conditional Use Requested

385-8 B.(7) Additional
garages > 144 @ 1200 @

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

ATTACH THE FOLLOWING:

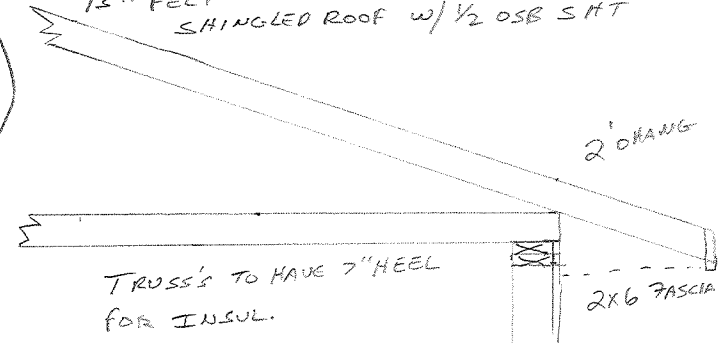
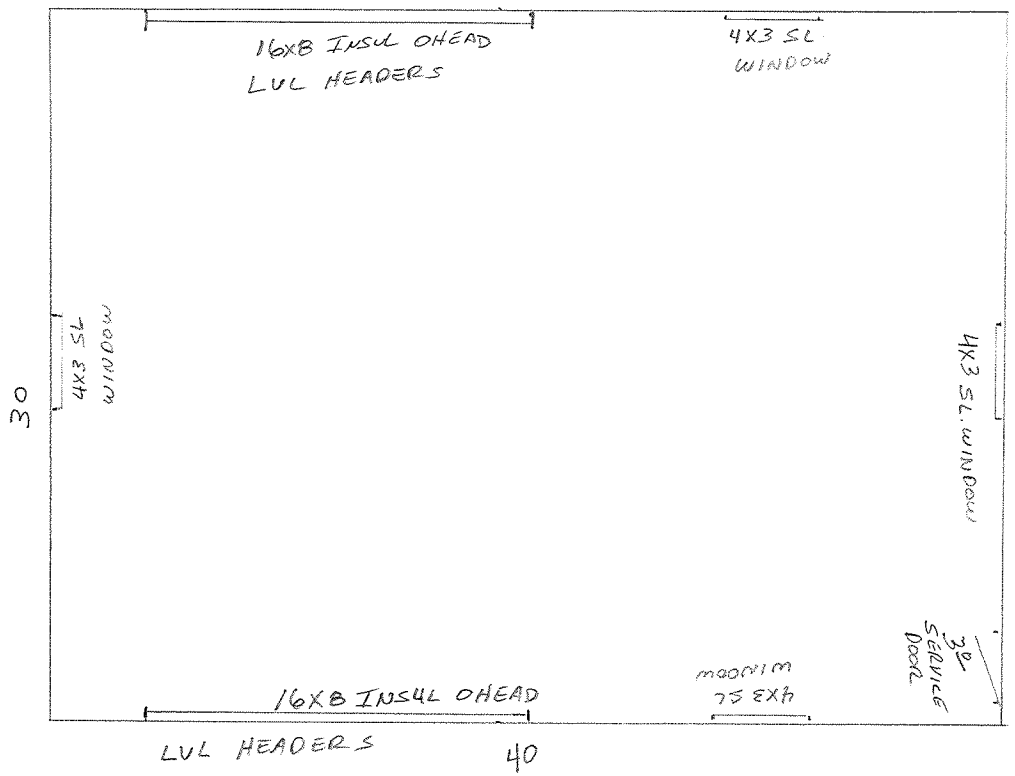
- 1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet.
- 2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 2/8 20 18

[Signature]
Signature of Applicant

APPROX. 15' TO PEAK OF BLDG.
 4/12 PITCH w/D ROOF EDGE
 ICE & WATER AT EAVES
 15# FELT
 SHINGLED ROOF w/ 1/2 OSB SHT

15'
to
ridge



10' wall height

7/16 OSB SHT.
HOUSE WRAP

VINYL SIDING
ALUM SOFFIT & FASCIA

2x6 FACED INSUL
IN WALLS w 7/16 OSB SHT
4 MIL POLY ON CEILING
w/ 7/16 OSB SHT
2x12 HEADER/SERVICE
& WINDOWS

TRUSSES 2' o.c. w/ 2' OVERHANGS

2x6 WALLS 2' o.c.
10' CEILING
2x6 TREATED BOTTOM PLATE
2x6 DOUBLE TOP PLATE



THICKENED
GRADE BEAM

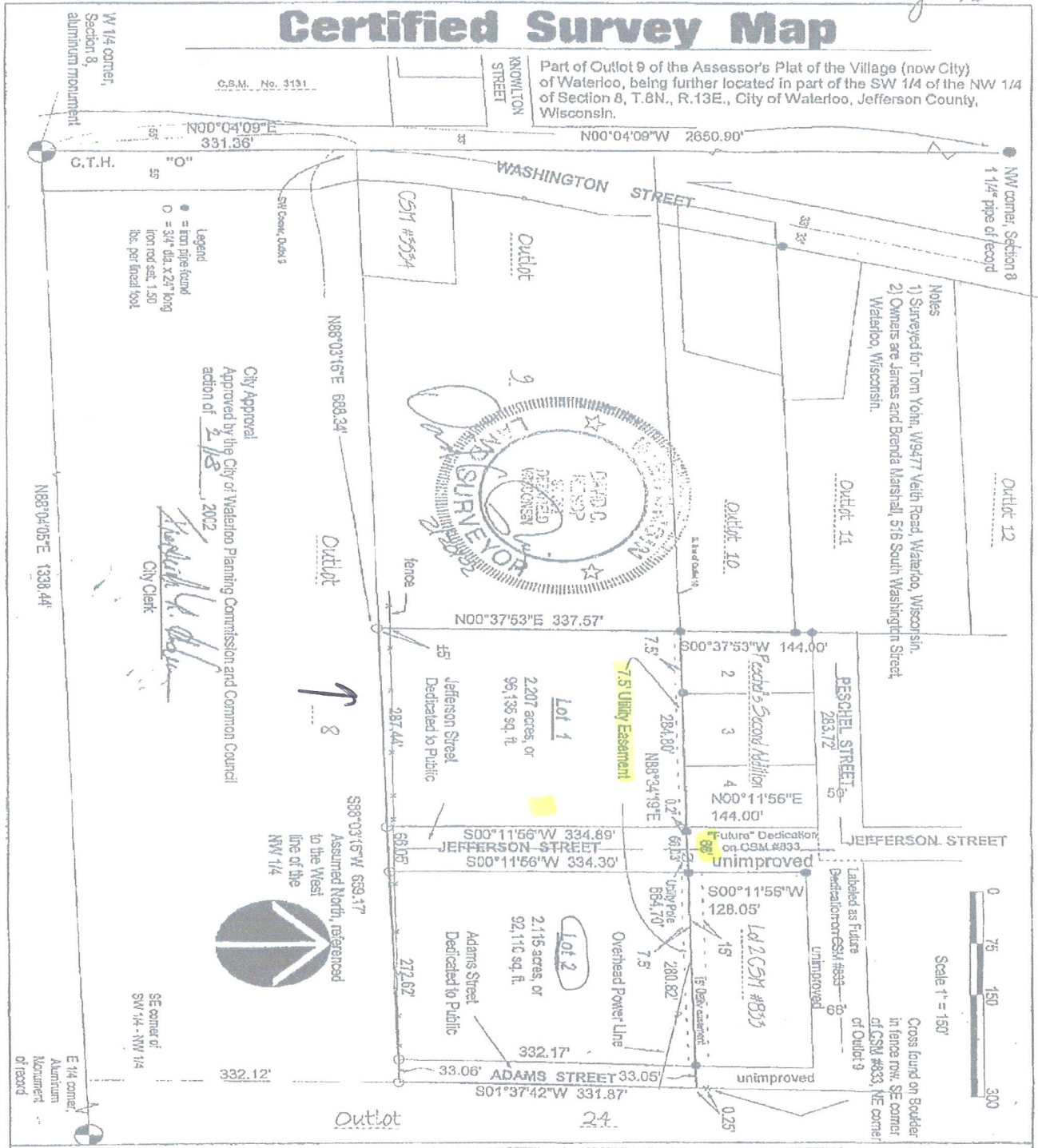
DAN HEDGES
615 JEFFERSON ST
WATERLOO WI 53594

615
JEFFERSON ST.

1080489

Vol. 31 Pg. 46

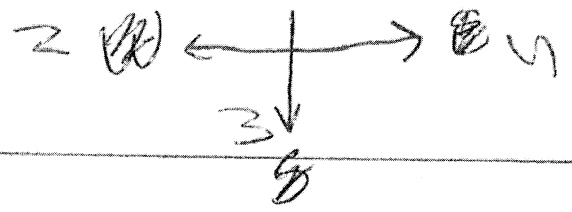
Certified Survey Map



Wisconsin Mapping

surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 754-5602

Dwg. No. 2575-02 Date 02/10/2002
 Sheet 1 of 2
 Document No. 1080489
 C. S. M. No. 4730 V. 31 P. 46



Jefferson St

Scale 1" = 40'

334.89'

Lot # 1

119'

55'

28'

90.57'

1E

81'

88'

47.10'

Garage

284.80'

102'

80'

110'

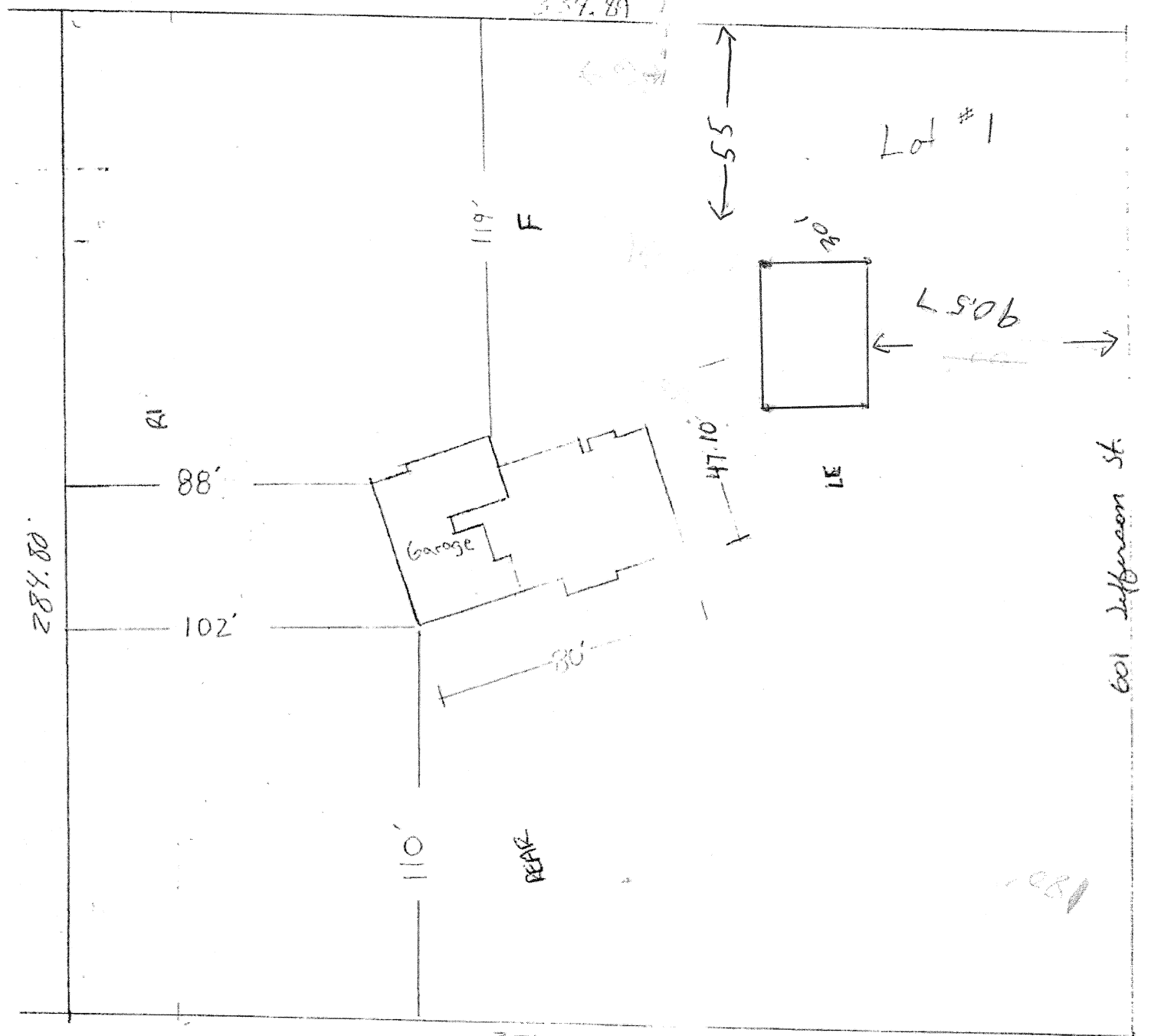
REAR

601 Jefferson St

331.51'

188'

188'



colite vinyl siding
brown angles
(to match picture of
garage).



R-2 30' x 40' = 1200 ♂

Cond use Permit

1. To scale site plan

2. Const. DWGS

- FUR PLAN

- Elevation views

- material lot colors

(picture of garage)

Front 30'

Side 5'

Rear 5'

max 15' height



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APPLICATION FOR CONDITIONAL USE PERMIT

(Review and Action by City Plan Commission/Common Council)

receipt #
033904
M.A.

Number: 2018-03 Date Filed: 3/1/2018 Fee Paid: \$ 285.00

Location of Property: 141 W Madison Street, Waterloo

Applicant: Lacey S. Blanchar

Address: 127 LOTHE Road, Marshall WI 53559 Telephone: (608) 279-0016

Owner of Property: Rachel Archie

Address: 527 E. Madison St Waterloo Telephone: _____

Contractor: _____

Address: _____ Telephone: _____

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: _____

Land Parcel Size: _____ Present Use: _____ Zoning District: _____

Type of Existing Structure (if any): _____

Proposed Use of the Structure or Site: _____ Number of Employees: _____

TERMS OF MUNICIPAL CODE

CONDITIONAL USE REQUESTED

Section 385-5

Residential dwelling 1st floor

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

The conditional use is sought upon taking ownership of the property.

ATTACH THE FOLLOWING:

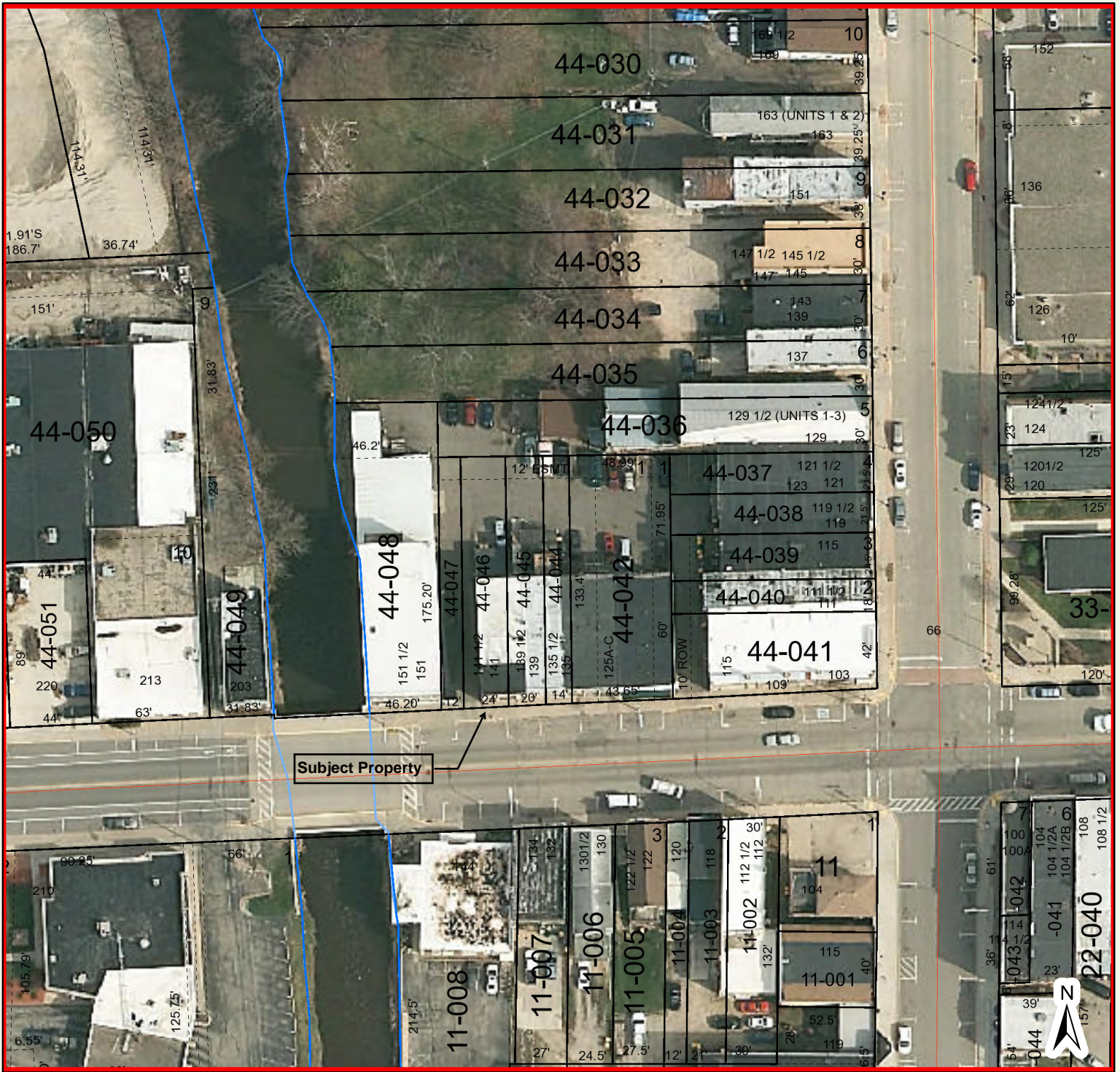
City
City

- ✓ 1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet.
- ✓ 2. Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

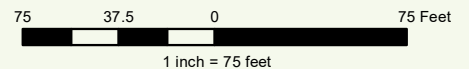
Date: 03-1-2018

Lacey S. Blanchar
Signature of Applicant

141 W. Madison St. Aerial



- Municipal Boundaries
- Road Right of Ways
- Streams and Ditches
- Parcel Lines**
- Section Lines
- Property Boundary
- Surface Water
- Old Lot/Meander Lines
- Map Hooks
- Rail Right of Ways
- Tax Parcels



141 West Madison Street

